



Griffiths Court

Bowburn DH6 5FD

Offers In The Region Of £145,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Early viewing highly recommended
- EPC Rating - C
- Living room with french doors to the garden

- Excellent access to Durham City and the A1(M)
- Impressive open plan kitchen/diner which was refitted December 2022
- Gas central heating boiler installed December 2022

- Three well proportioned bedrooms
- Garage and gardens
- Ground floor WC

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Situated on a corner plot within the popular residential location of Bowburn, Venture Properties are delighted to offer for sale this attractive three bedroom semi detached house. One of the more interesting and more rarely available house styles, it is well presented throughout with a recently fitted kitchen and boiler and should appeal to growing families.

The impressive floor plan comprises of an entrance hall with cloakroom/WC, spacious living room with French doors to the rear garden and fantastic open plan kitchen and dining room, which is perfect for modern living and entertaining. To the first floor there is a large master bedroom, further double bedroom with built in storage and a well proportioned single bedroom, as well as the modern family bathroom. Externally there is a lawned garden to the front and driveway parking leading to an attached single garage, whilst to the rear is an enclosed low maintenance garden.

The property is located within easy reach of Durham City and the A1(M) making it ideal for commuting. It is also within walking distance to local amenities.

Viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Hall

With stairs leading to the first floor, telephone point and radiator.

Downstairs WC

With hand wash basin, tiled splashback, WC, radiator and UPVC double glazed opaque window to the front.

Living Room

15'5" x 10'5" (4.71 x 3.20)

Spacious living room with a UPVC double glazed window to the front and UPVC double glazed french doors opening to the rear garden, wood laminate flooring, a TV aerial point and two radiators.

Open Plan Kitchen and Dining Room

16'1" x 13'8" (4.91 x 4.18)

Impressive open plan kitchen and dining room which is perfect for modern family living and entertaining.

Remodelled and refitted in December 2022, there is a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, as well as plumbing for a washing machine and dishwasher and fridge/freezer space. Further features include a UPVC double glazed window to the front, a breakfast bar, tiled splashbacks, storage cupboard, radiator and a unit housing the combi gas central heating boiler which was also installed December 2022.

FIRST FLOOR

Landing

With a UPVC double glazed window to the rear, loft hatch and radiator.

Bedroom One

16'1" x 10'5" (4.92 x 3.18)

Spacious master bedroom with two UPVC double glazed windows to the front, wood laminate flooring, TV/telephone point and a radiator.

Bedroom Two

10'8" x 8'9" (3.26 x 2.68)

Generous double bedroom with a UPVC double glazed window to the front, over stair storage cupboard, built in wardrobe and radiator.

Bedroom Three

7'7" x 6'5" (2.32 x 1.97)

Further well proportioned bedroom with a UPVC double glazed window the rear and radiator.

Family Bathroom

8'4" x 5'6" (2.56 x 1.70)

Fitted with a modern white suite comprising of a panelled bath with electric shower over, pedestal hand wash basin and WC. Having tiled splashbacks, radiator, an extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property there is a lawned garden, as well as a driveway providing off street parking for two vehicles. At the rear there is a low maintenance fence enclosed garden with access to the garage.

GARAGE

Having an up and over door and door to the rear garden.

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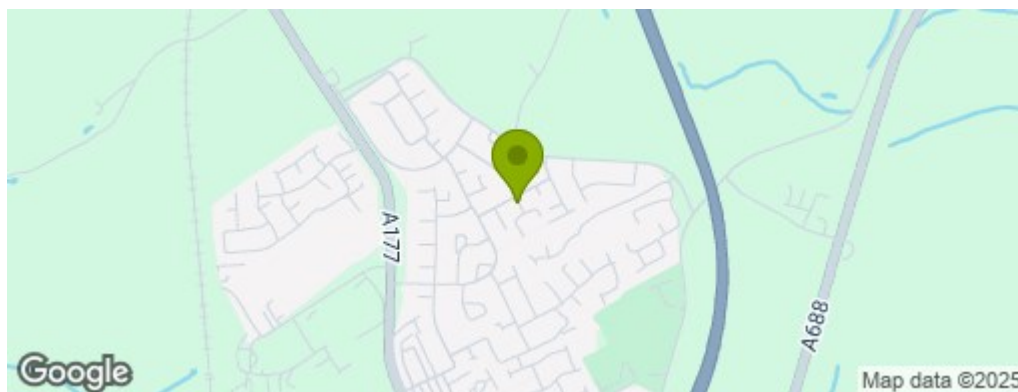


Ground Floor



First Floor

ILLUSTRATIVE PURPOSES ONLY. The position & size of doors, windows, appliances and other features are approximate only. Unauthorized reproduction prohibited.



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available upload speed 10,000 Mbps. Highest available download speed 220 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1,984 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com